

County of San Diego TIF Program
CENTRAL MOUNTAIN FEE SCHEDULE

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
AGRICULTURE (OPEN SPACE)	\$449 / acre	\$0 / acre	\$449 / acre
AIRPORT			
Commercial	\$15,709 / ksf	\$0 / ksf	\$15,709 / ksf
General Aviation	\$1,347 / acre	\$0 / acre	\$1,347 / acre
Heliports	\$22,442 / acre	\$0 / acre	\$22,442 / acre
AUTOMOBILE			
Car Wash			
Automatic	\$137,400 / acre	\$0 / acre	\$137,400 / acre
Self-serve	\$22,900 / wash stall	\$0 / wash stall	\$22,900 / wash stall
Gasoline			
with/Food Mart	\$26,381 / fueling space	\$0 / fueling space	\$26,381 / fueling space
with/Food Mart & Car Wash	\$25,556 / fueling space	\$0 / fueling space	\$25,556 / fueling space
Older Service Station Design	\$24,732 / fueling space	\$0 / fueling space	\$24,732 / fueling space
Sales (Dealer & Repair)	\$8,244 / ksf	\$0 / ksf	\$8,244 / ksf
Auto Repair Center	\$3,298 / ksf	\$0 / ksf	\$3,298 / ksf
Auto Parts Sales	\$9,893 / ksf	\$0 / ksf	\$9,893 / ksf
Quick Lube	\$6,595 /	\$0 /	\$6,595 /
Tire Store	\$4,122 / ksf	\$0 / ksf	\$4,122 / ksf
CEMETERY	\$1,145 / acre	\$0 / acre	\$1,145 / acre
CHURCH (OR SYNAGOGUE)	\$1,834 / ksf	\$0 / ksf	\$1,834 / ksf
COMMERCIAL/RETAIL			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$8,015 / ksf	\$0 / ksf	\$8,015 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$10,191 / ksf	\$0 / ksf	\$10,191 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$14,290 / ksf	\$0 / ksf	\$14,290 / ksf
Neighborhood Shopping Center (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$21,434 / ksf	\$0 / ksf	\$21,434 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$7,786 / ksf	\$0 / ksf	\$7,786 / ksf
Electronics Superstore	\$9,733 / ksf	\$0 / ksf	\$9,733 / ksf
Factory Outlet	\$7,786 / ksf	\$0 / ksf	\$7,786 / ksf
Supermarket	\$29,198 / ksf	\$0 / ksf	\$29,198 / ksf
Drugstore	\$17,519 / ksf	\$0 / ksf	\$17,519 / ksf

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Convenience Market (15-16 hours)	\$97,325 / ksf	\$0 / ksf	\$97,325 / ksf
Convenience Market (24 hours)	\$136,255 / ksf	\$0 / ksf	\$136,255 / ksf
Convenience Market (w/gasoline pumps)	\$165,453 / ksf	\$0 / ksf	\$165,453 / ksf
Discount Club	\$11,679 / ksf	\$0 / ksf	\$11,679 / ksf
Discount Store	\$11,679 / ksf	\$0 / ksf	\$11,679 / ksf
Furniture store	\$1,168 / ksf	\$0 / ksf	\$1,168 / ksf
Lumber Store	\$5,840 / ksf	\$0 / ksf	\$5,840 / ksf
Home Improvement Superstore	\$7,786 / ksf	\$0 / ksf	\$7,786 / ksf
Hardware/Paint Store	\$11,679 / ksf	\$0 / ksf	\$11,679 / ksf
Garden Nursery	\$7,786 / ksf	\$0 / ksf	\$7,786 / ksf
Mixed Use: Commercial (w/supermarket)	\$21,412 / ksf	\$0 / ksf	\$21,412 / ksf
Mixed Use: Commercial/Residential	\$973 / unit	\$0 / unit	\$973 / unit
EDUCATION			
University (4 years)	\$550 / student	\$0 / student	\$550 / student
Junior College (2 years)	\$273 / student	\$0 / student	\$273 / student
High School	\$279 / student	\$0 / student	\$279 / student
Middle/Junior High	\$282 / student	\$0 / student	\$282 / student
Elementary	\$330 / student	\$0 / student	\$330 / student
Day Care	\$985 / child	\$0 / child	\$985 / child
FINANCIAL			
Bank (Walk-In only)	\$26,450 / ksf	\$0 / ksf	\$26,450 / ksf
with Drive-Through	\$35,266 / ksf	\$0 / ksf	\$35,266 / ksf
Drive-Through only	\$44,083 / lane	\$0 / lane	\$44,083 / lane
Drive-Through only (one-way)	\$22,041 / lane	\$0 / lane	\$22,041 / lane
Savings & Loan	\$10,580 / ksf	\$0 / ksf	\$10,580 / ksf
Drive-Through only	\$44,083 / lane	\$0 / lane	\$44,083 / lane
Drive-Through only (one-way)	\$22,041 / lane	\$0 / lane	\$22,041 / lane
HOSPITAL			
General	\$4,488 / bed	\$0 / bed	\$4,488 / bed
Convalescent/Nursing	\$673 / bed	\$0 / bed	\$673 / bed
INDUSTRIAL			
Industrial/Business Park (commercial included)	\$2,931 / ksf	\$0 / ksf	\$2,931 / ksf
Industrial Park (no commercial)	\$1,795 / ksf	\$0 / ksf	\$1,795 / ksf
Industrial Plant (multiple shifts)	\$2,221 / ksf	\$0 / ksf	\$2,221 / ksf
Manufacturing/Assembly	\$889 / ksf	\$0 / ksf	\$889 / ksf
Warehousing	\$1,111 / ksf	\$0 / ksf	\$1,111 / ksf
Storage	\$444 / ksf	\$0 / ksf	\$444 / ksf
Science Research & Development	\$1,777 / ksf	\$0 / ksf	\$1,777 / ksf
Landfill & Recycling Center	\$1,333 / acre	\$0 / acre	\$1,333 / acre
LIBRARY	\$10,076 / ksf	\$0 / ksf	\$10,076 / ksf
LODGING			

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Hotel (w/convention facilities/restaurant)	\$2,198 / room	\$0 / room	\$2,198 / room
Motel	\$1,979 / room	\$0 / room	\$1,979 / room
Resort Hotel	\$1,759 / room	\$0 / room	\$1,759 / room
Business Hotel	\$1,539 / room	\$0 / room	\$1,539 / room
MILITARY	\$561 / person	\$0 / person	\$561 / person
OFFICE			
Standard Commercial Office (less than 100,000 sq. ft.)	\$4,397 / ksf	\$0 / ksf	\$4,397 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$3,776 / ksf	\$0 / ksf	\$3,776 / ksf
Office Park (400,000+ sq. ft.)	\$2,666 / ksf	\$0 / ksf	\$2,666 / ksf
Single Tenant Office	\$3,110 / ksf	\$0 / ksf	\$3,110 / ksf
Corporate Headquarters	\$1,555 / ksf	\$0 / ksf	\$1,555 / ksf
Government (Civic Center)	\$5,771 / ksf	\$0 / ksf	\$5,771 / ksf
Post Office			
Central/Walk-In Only	\$17,312 / ksf	\$0 / ksf	\$17,312 / ksf
Community (not including mail drop lane)	\$38,472 / ksf	\$0 / ksf	\$38,472 / ksf
Community (w/mail drop lane)	\$57,708 / ksf	\$0 / ksf	\$57,708 / ksf
Mail Drop Lane only	\$288,540 / lane	\$0 / lane	\$288,540 / lane
Mail Drop Lane only (one-way)	\$144,270 / lane	\$0 / lane	\$144,270 / lane
Department of Motor Vehicles	\$34,625 / ksf	\$0 / ksf	\$34,625 / ksf
Medical-Dental	\$10,305 / ksf	\$0 / ksf	\$10,305 / ksf
PARKS			
City (developed w/meeting rooms and sports facilities)	\$10,763 / acre	\$0 / acre	\$10,763 / acre
Regional (developed)	\$4,305 / acre	\$0 / acre	\$4,305 / acre
Neighborhood/County (undeveloped)	\$1,076 / acre	\$0 / acre	\$1,076 / acre
State (average 1000 acres)	\$215 / acre	\$0 / acre	\$215 / acre
Amusement (Theme)	\$17,221 / acre	\$0 / acre	\$17,221 / acre
San Diego Zoo	\$24,755 / acre	\$0 / acre	\$24,755 / acre
Sea World	\$17,221 / acre	\$0 / acre	\$17,221 / acre
RECREATION			
Beach, Ocean or Bay	\$125,034 / klf shore	\$0 / klf shore	\$125,034 / klf shore
Beach, Lake (fresh water)	\$10,420 / klf shore	\$0 / klf shore	\$10,420 / klf shore
Bowling Center	\$6,252 / ksf	\$0 / ksf	\$6,252 / ksf
Campground	\$834 / campsite	\$0 / campsite	\$834 / campsite
Golf Course	\$1,459 / acre	\$0 / acre	\$1,459 / acre
Driving Range only	\$14,587 / acre	\$0 / acre	\$14,587 / acre
Marinas	\$834 / berth	\$0 / berth	\$834 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$18,755 / acre	\$0 / acre	\$18,755 / acre
Racquetball/Health Club	\$6,252 / ksf	\$0 / ksf	\$6,252 / ksf

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Tennis Courts	\$3,334 / acre	\$0 / acre	\$3,334 / acre
Sports Facilities			
Outdoor Stadium	\$10,420 / acre	\$0 / acre	\$10,420 / acre
Indoor Arena	\$6,252 / acre	\$0 / acre	\$6,252 / acre
Racetrack	\$8,336 / acre	\$0 / acre	\$8,336 / acre
Theaters (multiplex w/matinee)	\$15,206 / ksf	\$0 / ksf	\$15,206 / ksf
RESIDENTIAL			
Estate, Urban or Rural	\$2,666 / unit	\$0 / unit	\$2,666 / unit
(average 1-2 DU/acre)			
Single Family Detached	\$2,221 / unit	\$0 / unit	\$2,221 / unit
(average 3-6 DU/acre)			
Condominium	\$1,777 / unit	\$0 / unit	\$1,777 / unit
(or any multi-family 6-20 DU/acre)			
Apartment	\$1,333 / unit	\$0 / unit	\$1,333 / unit
(or any multi-family units more than 20 DU/acre)			
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$1,777 / unit	\$0 / unit	\$1,777 / unit
(6-20 DU/acre)	\$1,333 / unit	\$0 / unit	\$1,333 / unit
Mobile Home			
Family	\$1,111 / unit	\$0 / unit	\$1,111 / unit
Adults Only	\$666 / unit	\$0 / unit	\$666 / unit
Retirement Community	\$889 / unit	\$0 / unit	\$889 / unit
Congregate Care Facility	\$556 / unit	\$0 / unit	\$556 / unit
RESTAURANT			
Quality	\$20,152 / ksf	\$0 / ksf	\$20,152 / ksf
Sit-down, high turnover	\$32,243 / ksf	\$0 / ksf	\$32,243 / ksf
Fast Food (w/drive-through)	\$130,988 / ksf	\$0 / ksf	\$130,988 / ksf
Fast Food (without drive-through)	\$141,064 / ksf	\$0 / ksf	\$141,064 / ksf
Delicatessen (7am-4pm)	\$30,228 / ksf	\$0 / ksf	\$30,228 / ksf
TRANSPORTATION			
Bus Depot	\$5,725 / ksf	\$0 / ksf	\$5,725 / ksf
Truck Terminal	\$2,290 / ksf	\$0 / ksf	\$2,290 / ksf
Waterport/Marine Terminal	\$38,930 / berth	\$0 / berth	\$38,930 / berth
Transit Station (Light Rail w/parking)	\$68,700 / acre	\$0 / acre	\$68,700 / acre
Park & Ride Lots	\$91,600 / acre	\$0 / acre	\$91,600 / acre
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